

PRELIMINARY AND FINAL SUBDIVISION PLAT OF LOT 1, BLOCK 14
SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5

A REPLAT OF LOT 1, BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5 , SITUATED
IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOWN BY ALL MEN BY THESE PRESENTS THAT THE RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF CERTAIN LANDS IN BOULDER COUNTY, COLORADO DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5, ACCORDING TO THE PLAT RECORDED JULY 6, 2017 UNDER RECEPTION NO. 03634333, COUNTY OF BOULDER, STATE OF COLORADO

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS, AND OUTLOTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5** AND DO HEREBY DEDICATE TO THE PUBLIC THE EASEMENTS FOR PURPOSES SHOWN HEREIN.

EXCUTED THIS _____ DAY OF _____, 20____.

OWNER: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

NAME: _____ TITLE: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
SS)
COUNTY OF _____)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, 20____, BY _____, AS _____ OF _____

MY COMMISSION EXPIRES _____ (SEAL)
NOTARY PUBLIC

LENDER'S CONSENT AND SUBORDINATION

THE UNDERSIGNED, BENEFICIARY UNDER A CERTAIN DEED OF TRUST ENCUMBERING THE PROPERTY, HEREBY EXPRESSLY CONSENTS TO AND JOINS IN THE EXECUTION AND RECORDING OF THIS PLAT, DEDICATION AND EASEMENTS SHOWN HEREON AND MAKES THE DEED OF TRUST SUBORDINATE HERETO. THE UNDERSIGNED REPRESENTS THAT HE OR SHE HAS FULL POWER AND AUTHORITY TO EXECUTE THIS LENDER'S CONSENT AND SUBORDINATION ON BEHALF OF THE UNDERSIGNED.

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF COLORADO)
SS)
COUNTY OF BOULDER)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS _____ OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ (SEAL)
NOTARY PUBLIC

OWNER'S ESTOPPEL CERTIFICATE

WE, RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY, CERTIFY THAT THIS FINAL PLAT AND THE SUBDIVISION IMPROVEMENT AGREEMENT TO BE EXECUTED IN CONNECTION HERewith IF REQUIRED, EMBODY THE ENTIRE AGREEMENT BETWEEN THE OWNER OF SAID PROPERTY AND THE TOWN WITH REGARD TO THE SUBDIVISION OF SAID PROPERTY, AND THAT THE OWNER IS NOT RELYING UPON ANY OTHER REPRESENTATIONS, WARRANTIES, UNDERSTANDINGS OR AGREEMENTS IN CONNECTION WITH ANY MATTER ENCOMPASSED BY THIS PLAT OR THE SUBDIVISION IMPROVEMENT AGREEMENT IF REQUIRED, EXCEPT AS SET FORTH HEREIN OR IN SAID SUBDIVISION IMPROVEMENT AGREEMENT.

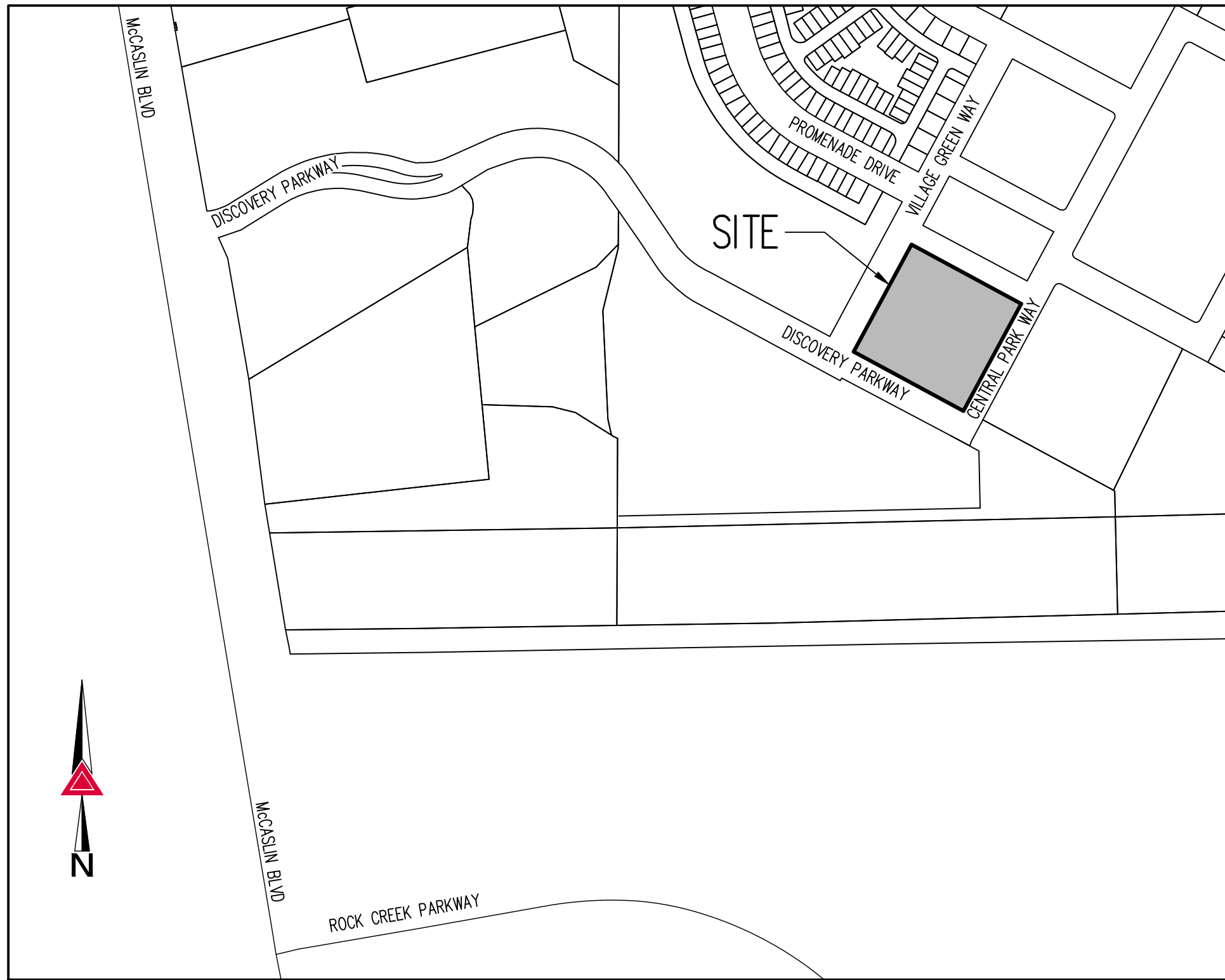
OWNER: _____

BY: RC SUPERIOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BASIS OF BEARING AND LINEAL UNIT DEFINITION

THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, T.1S., R.69W., 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER OF THE NE 1/4, OF THE SW 1/4 OF SAID SECTION 19, BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "D.B. & CO. SW1-16 S19 1998 PLS 23529" AND AT THE NORTHWEST CORNER OF THE NE 1/4, OF THE SW 1/4 BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "KING SURVEYORS LS 38480 2016" ASSUMED TO BEAR NORTH 001°3'16" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 1315.73 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE HERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."



VICINITY MAP

SCALE: 1"=250'

| OUTLOT TABLE | | | | | |
|--------------|--------------|-------------|----------------------|---------------|------------|
| OUTLOT | AREA (SQ.FT) | AREA (AC ±) | USE | MAINTAINED BY | OWNED BY |
| OUTLOT A | 1,583 | 0.036 | L.U.P.A.E. | S.T.C.M.D. | S.T.C.M.D. |
| OUTLOT B | 15,882 | 0.365 | ACCESS AND UTILITIES | S.T.C.M.D. | S.T.C.M.D. |
| OUTLOT C | 702 | 0.016 | ACCESS AND UTILITIES | S.T.C.M.D. | S.T.C.M.D. |

S.T.C.M.D. = SUPERIOR TOWN CENTER METROPOLITAN DISTRICT

L.U.P.A.E. = LANDSCAPE, UTILITY AND PUBLIC ACCESS EASEMENT

LAND USE TABLE

| | | |
|-------------|-------------|------|
| LOTS (32) | 1.011 ACRES | 69% |
| OUTLOTS (3) | 0.458 ACRES | 31% |
| TOTAL | 1.469 ACRES | 100% |

BOARD OF TRUSTEES CERTIFICATE

APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF SUPERIOR, STATE OF COLORADO.

WITNESS MY HAND THE CORPORATE SEAL OF THE TOWN OF SUPERIOR THIS _____ DAY OF _____, 20____.

ATTEST: _____ TOWN CLERK
_____ MAYOR

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____, DAY OF _____, 20____, BY TOWN OF SUPERIOR PLANNING

COMMISSION, RESOLUTION NO. PC____ SERIES 20____

TOWN CLERK CERTIFICATE

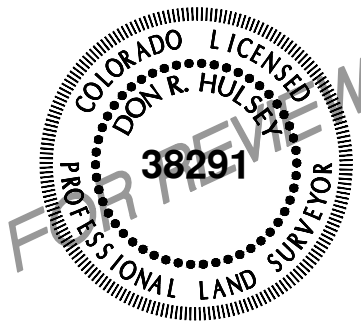
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS ADOPTED BY THE BOARD OF TRUSTEES BY RESOLUTION

NO. _____, SERIES 20____ ON _____, 20____, AND WAS FILED IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O' CLOCK ____ M.

TOWN CLERK

SURVEYOR'S CERTIFICATE

I, DON R. HULSEY, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



DON R. HULSEY, LICENSED PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. No. 38291
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

BOULDER COUNTY AT _____ M. ON THE _____ DAY OF _____, 20____.

RECEPTION NO. _____

BOULDER COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

BY: _____
CLERK AND RECORDER

LAST REVISED: 05/18/2018



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Littleton, Colorado 80122
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www.aztecconsultants.com

AzTec Proj. No: 54817-36

DEVELOPER
RC SUPERIOR LLC

12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130

DATE OF
PREPARATION:

12-04-2017

SCALE:

NOT TO SCALE

SHEET 1 OF 2

PRELIMINARY AND FINAL SUBDIVISION PLAT OF LOT 1, BLOCK 14 SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5

A REPLAT OF LOT 1, BLOCK 14, SUPERIOR TOWN CENTER FILING NO. 1B REPLAT NO. 5, SITUATED
IN THE WEST HALF OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF SUPERIOR, COUNTY OF BOULDER, STATE OF COLORADO

CW 1/16 SECTION 19,
T1S, R69W, 6TH P.M.
FOUND NO. 6 REBAR WITH
3-1/4" ALUMINUM CAP
STAMPED "KING SURVEYORS
LS 38480 2016"

S32°23'13"E 892.23' (TIE)

DISCOVERY OFFICE PARK/ SUPERIOR TOWN CENTER REPLAT NO. 3
VILLAGE GREEN WAY
(56' WIDE PUBLIC ROW)

TRACT E
SUPERIOR TOWN CENTER FILING NO. 1B REPLAT 5
REC. NO. 03834333

PROMENADE DRIVE
(48' WIDE PUBLIC ROW)

MERIDIAN LANE

CANNEL LANE

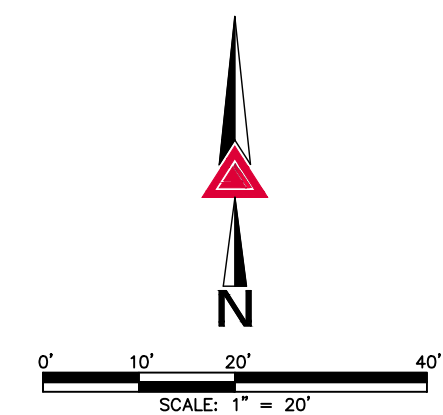
CENTRAL PARKWAY
(57' WIDE PUBLIC ROW)

DISCOVERY OFFICE PARK/ SUPERIOR TOWN CENTER REPLAT NO. 3
DISCOVERY PARKWAY
(VARIABLE WIDTH PUBLIC ROW)

SE 1/4, SW 1/4
SEC. 19, T.1S.,
R.69W., SIXTH P.M.

SW 1/16 SEC 19, T1S, R69W, 6TH P.M.
FOUND NO. 6 REBAR WITH 2-1/2"
ALUMINUM CAP STAMPED "D.B. & CO.
SW-16 S19 1998 PLS 23529"

| LEGEND | |
|--------|---|
| 1 | SET 18" NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38291" |
| L.E. | LANDSCAPE EASEMENT |
| U.E. | UTILITY EASEMENT |
| A.E. | ACCESS EASEMENT |
| ROW | RIGHT-OF-WAY |
| (NR) | NON-RADIAL |



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

LAST REVISED: 05/18/2018

AZTEC
CONSULTANTS, INC.
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DEVELOPER
RC SUPERIOR LLC

12275 EL CAMINO REAL, SUITE 110
SAN DIEGO, CA 92130

| | |
|----------------------|------------|
| DATE OF PREPARATION: | 12-04-2017 |
| SCALE: | 1"=20' |
| SHEET 2 OF 2 | |